

## Woodstock Revaluation

### Vision Staff Members



**Jennifer L. Gauthier**  
Project Supervisor  
Black 2013 Volkswagen Beetle



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Silver 2012 Honda Civic



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Data Collector  
Red 2005 Chevy Truck



**Evan Rocha**  
Data Collector  
Red 2006 Honda Accord

### Revaluation Timeline

#### April, 2016

- Project Start-up

#### Spring – Summer, 2016

- Data collection of residential and commercial properties

#### Summer, 2016

- Data mailers mailed to all property owners

#### April to October 2016

- Analysis of recent sales
- Build valuation models in CAMA system
- Preliminary values produced and reviewed by company appraisers and the Assessor

#### November, 2016

- Property owners notified of new assessments

#### December, 2016

- Informal taxpayer reviews with VGSI
- Assessor reviews VGSI recommendations
- Final value notices mailed to property owners

## Town of Woodstock

### Revaluation

### Frequently Asked

### Questions



### **What is a revaluation?**

Revaluation is the process of conducting the Data Collection and Market Analysis necessary to equalize the values of all properties within a municipality for the purpose of a fair distribution of the tax burden.

### **Why is a Revaluation Needed?**

The cities and town of Connecticut have continued to grow. Since an increase in population translates into an increase in the demand for housing and other municipal-paid services such as schools, police, fire, waste disposal and snow removal, it is essential that property values be kept correct. The State of Connecticut requires that cities and towns perform a Revaluation so that all properties can be brought to current market value and contribute to an equitable portion of the total tax burden.

### **How will the value of my property be determined?**

Based upon the data collected at your property, along with an analysis of recent sales of similar homes in your neighborhood, VGSI will utilize a computer assisted mass appraisal process to estimate your home's current market value. Values will be reviewed by both a VGSI appraiser and the Assessor.

### **What will a data collector do when he/she comes to my door?**

- They will ask you questions about the property, such as year built, number of rooms, etc.
- Ask permission to view the interior of the property.
- Measure the outside dimensions of the residence and any other structures.
- They will NOT be collecting any information on personal property, such as artwork, furniture or appliances.
- They will NOT be able to answer questions about the current value or assessment

### **How long will the inspection take?**

Inspections typically take 10 to 15 minutes to complete. You are encouraged to accompany the data collector during the inspection as they verify the data currently listed for your property.

### **Do I have to cooperate with VGSI?**

It is in every taxpayer's best interest to ensure the new assessments are based on accurate data. The best way to achieve this is to allow the data collector to inspect your property.

### **Will every property be inspected?**

No. Only open permitted properties will be visited, recent sales and a random sampling of properties representative of the town, including commercial and exempt properties.

### **What if I'm not home when the data collector visit?**

The data collector will verify the exterior measurements of all buildings on the property only and estimate the interior elements based on the best information available.

A second visit will be made in the late afternoon, or on a Saturday and, if an inspection has still not been completed, a letter requesting an inspection will be sent.

Once all the inspections are complete, data mailers will be mailed for all properties. The data mailer will display the data currently on record for your property.

Information about all Vision Employees is kept on file in the Assessor's Office and the First Selectman's Office, as well as with the State Police. Please call any of these offices if you are concerned with the identity of any Vision employee.